

ORDINANCE NO. 2019-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA CRUZ AMENDING SECTIONS OF THE CITY OF SANTA CRUZ MUNICIPAL CODE PERTAINING TO SITE STANDARDS AND BUILDING REQUIREMENTS FOR ACCESSORY DWELLING UNITS

BE IT ORDAINED By the City of Santa Cruz as follows:

Section 1. Subsection 5 of Section 24.16.140 of the Santa Cruz Municipal Code is hereby amended to read as follows:

5. Rear Yard Lot Coverage. In no case may any combination of buildings occupy more than thirty percent of the required rear yard for the district in which it is located, except for units which face an alley or the rail trail as noted in Section 24.16.160(5).

Section 2. Subsections 10-12 of Section 24.16.140 of the Santa Cruz Municipal Code are hereby amended to read as follows:

10. Connections Between Units. At the discretion of the Planning Director, accessory dwelling units may be permitted to create direct access between units, or common access to a shared garage, laundry room, or storage area, provided that each unit meets the definition of Dwelling Unit found in Section 24.22.320.

11. Other Code Requirements. The accessory dwelling unit shall meet the requirements of the California Building Standards Code including the alternative means and methods section as prescribed therein.

12. Green Building Standards. New accessory dwelling unit construction (not conversion of existing space) shall be required to meet green building prioritized permit processing. Conversion of existing space into an accessory dwelling unit shall be required to meet minimum green building point standards plus fifteen additional points.

Section 3. Subsections 2-3 of Section 24.16.142 of the Santa Cruz Municipal Code are hereby added and shall read as follows:

2. Reconstruction. Structures to be converted may either be converted utilizing the existing structural components of the building, or reconstructed within the existing three-dimensional physical space occupied by the structure.

3. Additions and Expansions. An accessory dwelling unit shall be considered a Conversion accessory dwelling unit when the proposed dwelling unit is created primarily within an existing or reconstructed structure.

- a. Expansions of floor space up to one hundred twenty square feet shall be permitted, and these expansions shall comply with the development standards that apply to New

Construction accessory dwelling units as stated in Section 24.16.141, and shall not enlarge the accessory dwelling unit beyond the size permitted for the parcel.

- b. Expansions of height up to two feet in additional height shall be permitted, and these expansions shall comply with the height limits set for New Construction accessory dwelling units in Section 24.16.141.
- c. Any expansion in excess of the above thresholds will trigger review as a New Construction accessory dwelling unit, including assessment of any required fees.

Section 4. This ordinance shall take effect and be in force thirty (30) days after final adoption.

PASSED FOR PUBLICATION this 22nd day of January, 2019, by the following vote:

AYES: Councilmembers Krohn, Glover, Brown; Vice Mayor Cummings.

NOES: Councilmembers Meyers, Mathews; Mayor Watkins.

ABSENT: None.

DISQUALIFIED: None.

APPROVED: _____
Martine Watkins, Mayor

ATTEST: _____
Bonnie Bush, City Clerk Administrator

PASSED FOR FINAL ADOPTION this 12th day of February, 2019, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

APPROVED: _____
Martine Watkins, Mayor

ATTEST: _____
Bonnie Bush, City Clerk Administrator

